City of San Antonio

Department of Planning and Development Services

August 19, 2009

James Garza
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **South Port Triangle – Minor Amendment** **MDP # 793A**

Dear Mr. Garza,

The Development Review Committee has reviewed **South Port Triangle** Master Development Plan, Minor Amendment, or **MDP 793A**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

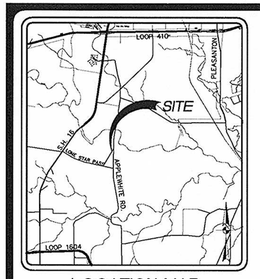
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

Due to the minor amendment of MDP 793A, the validity for this project shall correspond with the acceptance date of MDP 793, in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

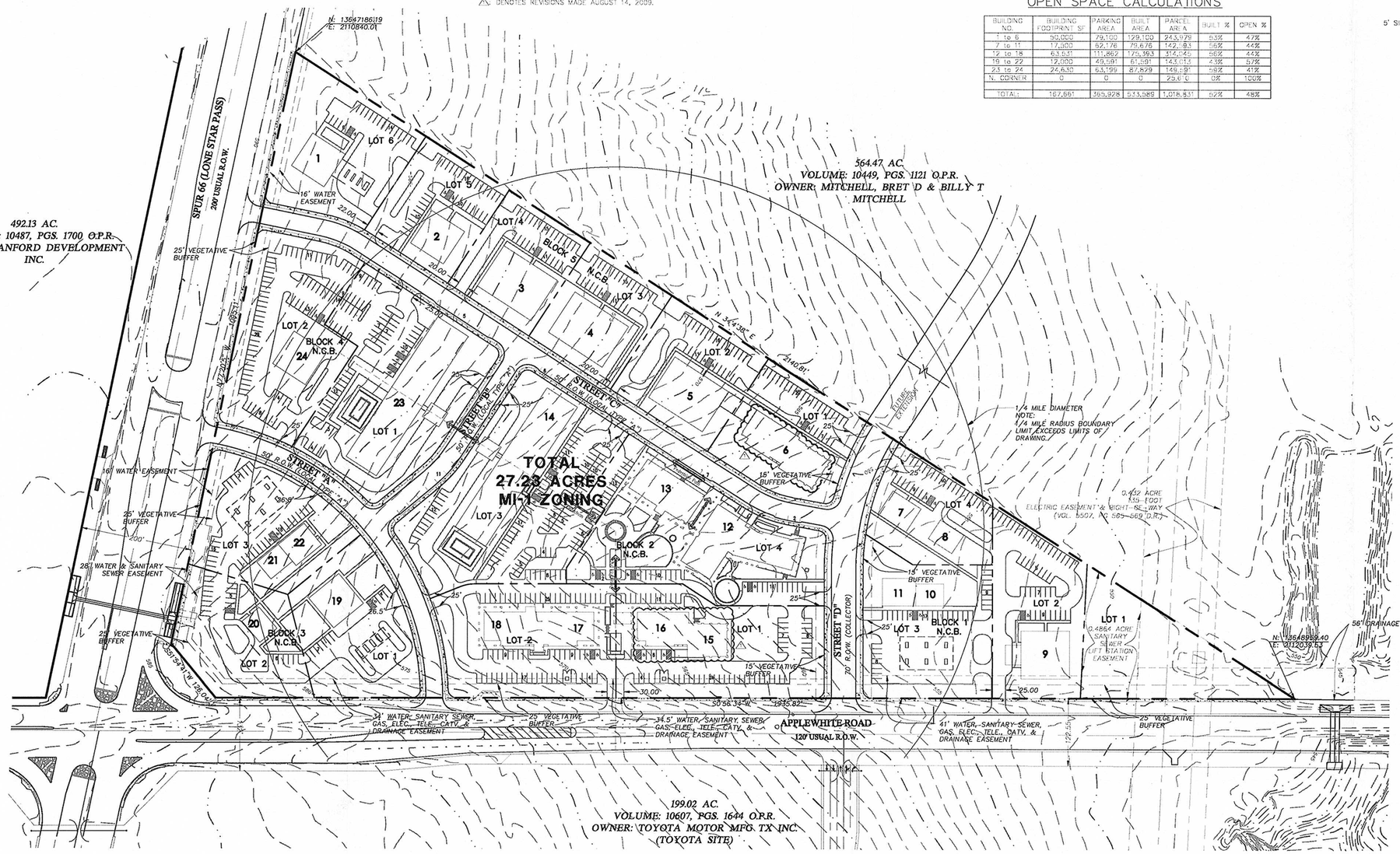


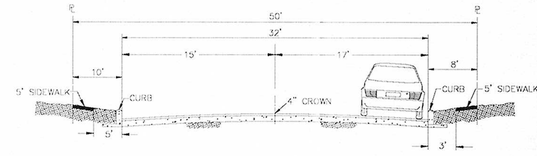
LOCATION MAP
(NOT TO SCALE)

PARKING AND AREA CALCULATIONS

BUILDING NO.	USE	BLDG SF	PARKING SF	PKG REQ'D	PKG PROVIDED	PARCEL AREA	ACRES	GENERAL COMMENTS	PARKING COMMENTS
1	BANK	5,000	1 per 1000 SF	5	6	53,178	1.22		
2	RESTAURANT	5,000	1 per 100 SF	50	50[3]	35,832	0.82		[3] SOME PARKING ON LOT 6 BLK 5
3	MEDICAL/OFFICE	10,000	1 per 400 SF	25	26	35,005	0.80		
4	MEDICAL/OFFICE	10,000	1 per 400 SF	25	26	35,219	0.81		
5	DAY CARE	4,000	1 per 375 SF	11	27	41,616	0.96		
⚠ 6	BANK/RETAIL	4,467/5,419	1/1000 SF//1/300 SF	24	27	43,099	0.99		
7	HOTEL	50,000	1 per 375 SF	134	135[4]	38,761	0.89		[4] SOME PARKING ON LOT 2 BLK 1
8	FAST FOOD REST.	2,000	1 per 100 SF	20	20[5]	shared[6]		[6] PARCEL SHARED BY BUILDINGS 7 AND 8	
9	CLINIC	7,500	1 per 400 SF	19	19	49,243	1.13		
10	FAST FOOD REST.	2,000	1 per 100 SF	20	20[5]	58,951	1.34		
11	CONVENIENCE STORE	3,000	6 per 1000 SF	18	18[5]	shared[6]		[6] PARCEL SHARED BY BUILDINGS 10 AND 11	
12	RESTAURANT/RETAIL	5,767/78,606	1/100 SF//1/300 SF	85	91	84,308	1.94		[1] 178 SPACES REQUIRED 184 SPACES PROVIDED INCLUDING 158 SPACES ON SITE AND 26 SPACES ON STREET
13	RETAIL	7,812	1 per 300 SF	27	27[1]	shared[6]		[6] PARCEL SHARED BY BUILDINGS 12 AND 13	
⚠ 14	HOTEL	90,000	0.8/m-1/800 other	95	95	97,257	2.23		
15	DAY CARE	5,000	1 per 375 SF	13	51	66,389	1.57		
16	DAY CARE	5,000	1 per 375 SF	13	19[1]	shared[6]		[6] PARCEL SHARED BY BUILDINGS 15 AND 16	
17	RETAIL	5,670	per 300 SF	19	191	64,115	1.47		
18	RETAIL	6,768	1 per 300 SF	23	23[1]	shared[6]		[6] PARCEL SHARED BY BUILDINGS 17 AND 18	
19	BANK	5,000	1 per 1000 SF	5	5	48,848	1.12		
20	FAST FOOD REST.	2,000	1 per 100 SF	20	20[1]	44,154	1.01		[1] SOME PARKING ON LOT 1 BLK 3
21	FAST FOOD REST.	2,000	1 per 100 SF	20	20[1]	50,011	1.15		[1] SOME PARKING ON LOT 2 BLK 3
22	CONVENIENCE STORE	3,000	6 per 1000 SF	18	18[1]	shared[6]		[6] PARCEL SHARED BY BUILDINGS 21 AND 22	
23	HOTEL	50,000	0.8/m-1/800 other	95	95[1]	85,042	1.95		[1] SOME PARKING ON LOT 2 BLK 4
24	RESTAURANT	5,000	1 per 100 SF	50	50	64,549	1.48		INCLUDES 6 SPACES ON STREET

⚠ DENOTES REVISIONS MADE AUGUST 14, 2009.

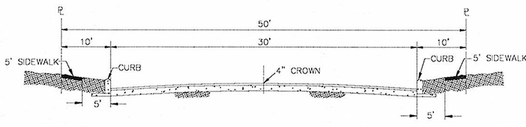




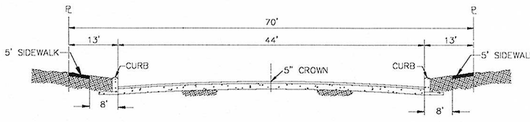
TYPICAL STREET SECTION (50' R.O.W.)
(LOCAL TYPE "A" ~ STREET "B" & "C")
ON-STREET PARKING (ONE SIDE)
N.T.S.

OPEN SPACE CALCULATIONS

BUILDING NO.	BUILDING FOOTPRINT SF	PARKING AREA	BUILT AREA	PARCEL AREA	BUILT %	OPEN %
1 to 6	50,000	79,100	129,100	243,979	53%	47%
7 to 11	17,300	62,176	79,676	142,183	56%	44%
12 to 18	63,631	111,862	175,393	314,245	56%	44%
19 to 22	12,000	49,591	61,591	143,015	43%	57%
23 to 24	24,630	63,199	87,829	149,197	59%	41%
N. CORNER	0	0	0	25,612	0%	100%
TOTAL:	167,561	365,928	533,589	1,018,231	52%	48%



TYPICAL STREET SECTION (50' R.O.W.)
(LOCAL TYPE "A" ~ STREET "A")
N.T.S.



TYPICAL STREET SECTION (70' R.O.W.)
(COLLECTOR STREET~STREET "D")
N.T.S.

DEVELOPMENT SERVICES
RECEIVED
2009 AUG 19 PM 3:55

PLAN HAS BEEN ACCEPTED BY
COSA [signature] P.E.
8/19/2009 (Date)
793A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
10 yr Validity 8/31/2014 Date

JULY 2004
ACCEPTED SEPTEMBER 1, 2004

SCALE : 1"=100'
0' 100' 300'
200'

NOTE:
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
2. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT (EXCEPT FOR AREAS WITH ON-STREET PARKING WITH 32' PAVEMENT) AND 2-10' PARKWAYS, EXCEPT STREET "D", WHICH IS A COLLECTOR ROAD.
3. THE PROPERTY IS WITHIN THE LIMITED ANNEXATION LIMITS OF THE CITY OF SAN ANTONIO.
4. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. WATER SERVICE WILL BE PROVIDED BY BEXAR MET WATER DISTRICT. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS AMENDED IN THE UNIFIED DEVELOPMENT CODE FOR A FLEX DISTRICT.
7. STREET "D", A 70' R.O.W. COLLECTOR ROAD WILL BE SUBJECTED TO STREETSCAPE REQUIREMENTS AS PER SECTION 35-512, STREETSCAPE PLANTING STANDARDS OF THE UNIFIED DEVELOPMENT CODE.
8. THE PROPOSED DEVELOPMENT IS NOT A PHASED DEVELOPMENT.
9. THIS DEVELOPMENT IS WITHIN THE SOUTHSIDE INITIATIVE DEVELOPMENT DISTRICT.

MDP - FDP # 793A
(MINOR AMENDMENT)

SOUTH PORT TRIANGLE

MASTER DEVELOPMENT PLAN / FLEXIBLE DEVELOPMENT PLAN

A 27.23 ACRE, OR 1,186,032 SQUARE FEET TRACT OF LAND OUT OF THE IGNACIO PEREZ GRANT, LOT P-12A, ABSTRACT No. 13, COUNTY BLOCK No. 4297 RECORDED IN VOLUME 2753, PAGE 211, TRACT No. 2 IN THE DEED RECORDS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: ⚠ HANFORD-SOUTH PORT, LLC
2375 JEFFERSON STREET
CARLSBAD, CA 92008
(P): (760) 434-7850

ENGINEER: PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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